

Indiana Historic Preservation Review Board Minutes

Special Meeting

1:30 p.m., Wednesday, January 11, 2012

Administration Building, Indiana State Fairgrounds

Board members present: Chairman Rob Carter, Jim Corridan, Dan Kloc, Josh Palmer, Kevin Orme, and William Selm

Division of Historic Preservation and Archaeology (DHPA) staff: James Glass, David Duvall, Chad Slider, Holly Tate, Frank Hurdis, Paul Diebold

Visitors: Cindy Hoye, Margaret Davidson, Pat Berger, Justin Armstrong, Dave Hummel, Rich Trombly, Andy Klotz, and Jon Frost (State Fair staff); Kurt Amundsen (Populous Architects); and Greg Jacoby, Jonathan Young (Browning Day, Mullins, Dierdorf)

1. Call to Order

Rob Carter, Review Board Chairman, called the meeting to order at 1:37 p.m., welcomed everyone, and asked each person to introduce themselves.

2. Opening Comments

Carter asked Cindy Hoye, Executive Director, Indiana State Fair Commission, to introduce the topic for discussion at the meeting – changes to Pepsi Coliseum. She noted that her agency and the DHPA had a good working relationship, and the Commission was sensitive to its mission to preserve as much as possible of the fairgrounds. She noted that because the Commission is a quasi-governmental agency, they can reinvest income into the facilities. While the Fair is the best known event, they host 300 events annually. The legislature has dedicated some Riverboat casino revenues for the Fairgrounds. This has been used for improvements to a number of pavilions over the past few years but the Coliseum remains as a challenge. The issues fall into 3 categories: life-safety issues, safety issues arising from interaction between performers and public, building code issues.

The goal is to settle and re-finance the current bond debt and they are working with the Indiana Finance Authority, and to have the Coliseum able to accommodate all concerts at the Fairgrounds from 2014 forward.

Of the Commission's budget, 75% is from earned income and 25% comes from the Riverboat casino money. The Coliseum accounts for 40% of the earned income received, so the building's viability is essential to their business model. To that goal, they want to make the

building more family friendly. They estimate the building would be under renovation for 18-22 months and hope it would be re-opened in August 2014.

3. Guided Tour of the Pepsi Coliseum

The group then took a tour of the Coliseum led by Greg Jacoby. He pointed out that in the bowl they need to improve sight lines and in the building in general, they need to address a number of safety issues. Also, in the vestibule/lobby, they need to create more spaces for operating functions. He pointed out on the tour that the restrooms don't meet current standards.

In the main arena area, the quality of the space will be preserved. The exterior of the building will be restored. They will take out the current open air pavilion to the south of the Coliseum. A new, enclosed structure will have a roof that touches the exterior wall of the Coliseum.

Dan Kloc asked whether new functions or events would be added in the arena space. Dave Hummel responded that the State Fair will be able to bring in more concerts, more families/life style events. They will continue public ice skating. Cindy Hoyer commented that concerts will be held in the Coliseum, while horse events will be held in an outdoor space. She said that the State Fair would be respectful of the arena space.

Kurt Amundsen of Populous Architects said that they did focus group studies on the arena and found that the geometry of the ring wall was considered important to maintain, a huge selling points with users.

Cindy Hoyer pointed out that the section of seating in the northeast section of the current arena contains aqua green seats from the original 1939 interior. They would like to retain these seats. The dark blue seats in several sections came from the RCA Dome downtown.

Amstand stated that there will be 9000 seats in the new configuration. Jim Glass asked what were 1939 features in the current arena. Greg Jacoby answered that the exterior walls, interior bowl structure, roof trusses, and ring wall were all 1939 features. The glass block windows, currently covered along the sides of the upper walls and at the ends, will be uncovered, to admit natural light, as originally designed. The clerestory space at the top of the arena will be enhanced. The sense of the interior structure will be retained.

Cindy Hoyer commented that the history of the Coliseum, with its themes of tragedy and triumph, is important.

In answer to a question, Greg Jacoby stated that the interior structure is independent of the outside wall.

At the vestibule/lobby, Jim Glass pointed out the character-defining features that the division staff had discussed with the State Fair and consultants in October: The terrazzo floor, ticket booths, and tile walls. He also pointed out the concourse corridor, which runs currently around the entire arena, below the bowl seats, and said that there had been discussion about retaining a section adjacent to the vestibule.

Presentation of the Pepsi Coliseum Renovation Proposal

Back at the Administration Building, a PowerPoint presentation was given by Jonathan Young (Browning Day) and Kurt Amundsen (Populous). Populous Architects from Youngstown, Ohio are the project architects. Browning Day Mullins Dierdorf of Indianapolis are consultants. Young stated that his firm had worked with the division and developed the methodology to be used in identifying character-defining features of the building and defining preservation treatments for those features. Exterior features identified included the form of the Coliseum, the materials of brick and stone, the rhythm of the structural bays, the main canopy on the north side, the glass block windows, the "Indiana State Fair" roof sign, sculpted stone details, decorative metal gutters, and false fascia. In the interior, character-defining features identified included the volume of space, glass block windows and roof monitor, and ticket booth grills.

In the proposal, service functions would be provided around the periphery of the new configuration. Escalators will allow immediate dramatic views of the space. They are striving for an overlay of historic and proposed features, a separation of the old and new structure to keep them visually distinct to respect the historic.

Jim Corridan asked if the new seating sections would go above the lower sections of the glass block windows. The consultants answered, yes, somewhat.

Kurt Amundsen stated that the challenge of the project was to separate the functions taking place, make the Coliseum safe, give it the amenities that would make it viable, and respect its historic features. Greg Jacoby said that they were looking at how to retain the historic, character-defining area in the vestibule/lobby area.

Amundsen described and showed plans and renderings of the proposed design. The service functions would be provided around the periphery of the new configuration (the so-called "back-of-the-house"). The new upper level would serve as the true public arena and concourse for the public. Escalators from the entry vestibule-lobby will enable visitors immediately to get a dramatic view of the arena space and the glass block windows. In the public bar areas, visitors can go out to the outer edge of the Coliseum walls and touch them. Vomitories will provide access to the seating from the concourse.

Treatment of the loading dock and current power house needs to be re-worked and is not in the current scope of work.

Cindy Hoyer pointed out the use of glass block in the counters of the new concession areas, as a tie to the historic glass block windows.

Jacoby pointed out that at the February meeting of the Review Board they will seek approval of the conceptual plans and request that they be authorized to work out details with DHPA staff.

The Chair asked Jim Glass to provide the contact information for Cindy Hoyer and Greg Jacoby to the Review Board members, in case any member had questions after the meeting. [After the meeting, staff consulted with the department's legal counsel, and a clarification was sent to the

Review Board members, in which Board members were asked to send questions about the presentation at the special meeting to the division director. He would submit questions on behalf of the Board to Cindy Hoyer of the State Fair Commission or to the consultants and provide responses to all of Board members and place questions and answers in the application file.]

Cindy Hoyer stated that the tentative date for starting construction on the project was October, 2012.

Dan Kloc asked if a construction manager will be hired. Cindy Hoyer stated they would be putting out a RFQ for a construction manager.

Joshua Palmer noted that he did not observe any fire suppression or fire alarms in the Coliseum during the tour. Cindy Hoyer stated that they were definitely planning to address both in the renovation.

The meeting adjourned at 2:57 p.m.